

C I T Y   P L A N N I N G   C O M M I S S I O N   M I N U T E S

D E C E M B E R   1,   2 0 0 5

The regular meeting of the City Planning Commission and public hearing convened at 1:32pm in the City Council Chambers, 333 W. Ocean Boulevard.

**PRESENT: COMMISSIONERS:** Matthew Jenkins, Leslie Gentile,  
Nick Sramek, Charles Winn  
Charles Greenberg, Morton Stuhlbarg  
Mitchell Rouse

**ABSENT: EXCUSED:** None

**CHAIRMAN:** Matthew Jenkins

**STAFF MEMBERS PRESENT:** Greg Carpenter, Planning Manager  
Carolyn Bihn, Zoning Officer  
Lynette Ferenczy,  
Derek Burnham, Planner  
Lemuel Hawkins, Planner

**OTHERS PRESENT:** Lisa Peskay Malmsten, Deputy City  
Attorney  
Marcia Gold, Minutes Clerk

P L E D G E   O F   A L L E G I A N C E

The pledge of allegiance was led by Commissioner Gentile.

S W E A R I N G   O F   W I T N E S S E S

C O N S E N T   C A L E N D A R

Items 1A and 1D were removed from the Consent Calendar at the request of Commissioner Gentile.

Commissioner Winn moved to approve Items 1B, 1C and 1E of the Consent Calendar as presented by staff. Commissioner Greenberg seconded the motion, which passed unanimously.

**1A. Case No. 0503-18, CE 05-49, Conditional Use Permit, Local Coastal Development Permit**

Applicant: John Bitterly, Planning Consortium Inc.  
Subject Site: 1424 East Broadway (Council District 2)  
Description: A Conditional Use Permit and Local Coastal Development Permit to construct and maintain a roof-mounted cellular and personal communications facility, consisting of eight panel antennas and accessory equipment.

Removed to the Regular Agenda.

**1B. Case No. 0509-16, CE 05-172, Tentative Tract Map, Condominium Conversion, Local Coastal Development Permit**

Applicant: Ryan Bumgarner  
Subject Site: 141 Corona Avenue (Council District 3)  
Description: Request for approval of Tentative Tract Map No. 063539 and approval of a Local Coastal Development Permit to convert three residential dwelling units into condominiums.

Approved Tentative Tract Map No. 063569 and Local Coastal Development Permit, subject to conditions.

**1C. Case No. 0509-32, CE 05-183, Tentative Tract Map, Condominium Conversion**

Applicant: Cheryl Vargo  
Subject Site: 1042 Gladys Avenue (Council District 4)  
Description: Request for approval of Tentative Tract Map No. 064605 to convert eight residential dwelling units into condominiums.

Approved Tentative Tract Map No. 064605 subject to conditions.

**1D. Case No. 0509-34, CE 05-184, Conditional Use Permit**

Applicant: Paul Gerst, Sequoia Deployment Services  
Subject Site: 379 Newport Avenue (Council District 3)  
Description: A Conditional Use Permit to construct and maintain a roof-mounted cellular and personal communications facility, consisting of 12 panel antennas and accessory equipment.

Removed to the Regular Agenda.

**1E. Case No. 0509-36, Tentative Parcel Map**

Applicant: David T. Yang  
Subject Site: 1764 Orizaba Avenue (Council District 4)  
Description: Request for approval of Tentative Parcel Map No. 064584 for construction of a two-unit condominium.

Approved Tentative Parcel Map No. 064584 subject to conditions.

**R E G U L A R A G E N D A**

**1A. Case No. 0503-18, CE 05-49, Conditional Use Permit, Local Coastal Development Permit**

Applicant: John Bitterly, Planning Consortium Inc.  
Subject Site: 1424 East Broadway (Council District 2)  
Description: A Conditional Use Permit and Local Coastal Development Permit to construct and maintain a roof-mounted cellular and personal communications facility, consisting of eight panel antennas and accessory equipment.

Commissioner Gentile expressed concern about the low height of the chimney adjacent to the proposed extension, and Planner Lemuel Hawkins noted that the site was open at the top and the material was not flammable.

Ms. Gentile also said she felt the design was unattractive, and Mr. Hawkins promised to work with the applicant to improve the aesthetics of the structure.

Commissioner Gentile then moved to approve the Conditional Use Permit and Local Coastal Development Permit, subject to conditions revised to include a requirement that the screen be redesigned to be more compatible with the building architecture. Commissioner Greenberg seconded the motion, which passed unanimously.

**1D. Case No. 0509-34, CE 05-184, Conditional Use Permit**

Applicant: Paul Gerst, Sequoia Deployment Services  
Subject Site: 379 Newport Avenue (Council District 3)  
Description: A Conditional Use Permit to construct and maintain a roof-mounted cellular and personal communications facility, consisting of 12 panel antennas and accessory equipment.

Commissioner Gentile expressed the opinion that the structure of the three equipment penthouses was a potential eyesore, and asked the applicant if other locations had been explored.

David Gerst, One Venture, Suite 200, Irvine, applicant representative, said that of all locations examined, this had the best signal performance and was the least intrusive.

In response to a query from Commissioner Greenberg about locating on nearby electrical poles, Mr. Gerst explained that although they preferred that type of installation, in this case the transmitter would be too low in order to keep the equipment away from the conductor, and that wood poles presented structural problems.

Commissioner Stuhlbarg moved to approve the Conditional Use Permit subject to conditions. Commissioner Winn seconded the motion, which passed 6-1, with Commissioner Gentile dissenting.

## **C O N T I N U E D     I T E M S**

### **2.     Case No. 0505-01, Tentative Tract Map, Condominium Conversion, Standards Variance**

Applicant:            Joann Wahl  
Subject Site:        525 Ximeno Avenue (Council District 3)  
Description:        Request for approval of Tentative Tract Map No. 063304 to convert five residential dwelling units to condominiums, with a Standards Variance request for exceeding the allowable lot coverage and floor area ratio; and for providing less than the required useable open space.

Derek Burnham presented the staff report recommending approval of the requests, since the proposed conversion was consistent with the Subdivision Ordinance and the General Plan Land Use Element, and because positive findings could be made to support the Standards Variance request.

Joann Wahl, 525 Ximeno Avenue, applicant, explained that she had revised the plans to include more parking as requested by staff.

In response to a query from Commissioner Gentile about useable open space, Mr. Burnham explained that the project fell well short of the 80% open space requirements.

Malcolm Johnston, 4316 E. 6<sup>th</sup> Street, adjacent neighbor, expressed opposition to the conversion, saying he felt the tandem spaces were impractical and inappropriate for guest parking. Mr. Johnston also suggested that the applicant convert four units instead of five to keep the project within zoning regulations.

Commissioner Winn said he felt the use of tandem spaces would improve the parking situation in the area.

Commissioner Sramek agreed, and moved to approve Tentative Tract Map No. 063304 and the Standards Variance request.

Commissioner Greenberg pointed out that it was even more likely the tandem spaces would be used since the street was so parking-impacted.

Commissioner Greenberg seconded the motion, which passed unanimously.

## **R E G U L A R     A G E N D A**

### **3.     Case No. 0509-35, Conditional Use Permit**

Applicant:         Paul Gerst, Sequoia Deployment Services  
Subject Site:     3501 Cedar Avenue (Council District 7)  
Description:     Request for a Conditional Use Permit to construct and maintain a wireless telecommunications facility, consisting of a 65' high monopole antenna structure designed as a eucalyptus tree with accessory equipment.

Lemuel Hawkins presented the staff report recommending approval of the request since the proposed monopole was camouflaged; would improve area cellular service, and would be used as a co-location for other providers.

David Gerst, One Venture #200, Irvine, T-Mobile, applicant representative, explained in response to concerns expressed by several of the Commissioners that all telecommunications providers had standard national deals for co-location, with set rates that all were satisfied with. Mr. Gerst also noted that T-Mobile had three more applications in progress, triggered by the increasing need for capacity to serve the always-growing data, voice and video needs of their customers.

In response to a query from Chairman Jenkins as to how the City could better accommodate such demands in the future,Carolyn Bihn explained that a specific planner experienced in the field was mapping all area cell sites to expedite coordination of future applications and encourage co-location.

Commissioner Sramek moved to approve the Conditional Use Permit, subject to conditions. Commissioner Winn seconded the motion, which passed unanimously.

#### M A T T E R S     F R O M     T H E     A U D I E N C E

There were no matters from the audience.

#### M A T T E R S     F R O M     T H E     D E P A R T M E N T     O F P L A N N I N G     A N D     B U I L D I N G

Ms. Bihn remarked that staff was doing extensive research on condominium conversions--noting recorded maps, changes in ownership, whether the units were owner or renter occupied, and taking photos to check the quality of maintenance. Ms. Bihn said that the research would be presented to the Commission when it was finished.

#### M A T T E R S     F R O M     T H E     P L A N N I N G C O M M I S S I O N

There were no matters from the Planning Commission.

#### A D J O U R N

The meeting adjourned at 2:20pm.

Respectfully submitted,

Marcia Gold  
Minutes Clerk